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Attorney for Debtors

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

In re:

BRIAN K. BISSELL AND
TRACY L. BISSELL,

Debtors.

No. 4:12-bk-00034-EWH

Chapter 11

MOTION FOR VALUATION HEARING

COMES NOW, Brian K. Bissell and Tracy L. Bissell, Debtors, Debtors in possession ("Debtors"), by and through counsel undersigned, pursuant to Bankruptcy Rule 3012 and 11 U.S.C. §506(a) and hereby move this Court to set a hearing to determine valuation of the Debtors' real property as shown at **EXHIBIT A** attached hereto, and the property in which various creditors claim an interest. A valuation hearing is crucial in order for Debtors to determine the allowed amount of the creditors' interest in the Debtors' interest in the property securing claims of creditors listed on **EXHIBIT A**.

Debtors seek a hearing to determine value due to the fact that the Debtors are nearing completion for a Plan of Reorganization and Disclosure Statement and seek to treat a portion of some claims of the listed creditors as fully secured and others partially or wholly unsecured.

A separate hearing on valuation is required in order for the Debtors to be able to determine the amount of the creditors' interests in the Debtors' interest for purposes of the Plan of Reorganization.

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1 WHEREFORE, Debtors respectfully request that this Honorable Court set this matter for hearing
2 and issue such orders pertaining to declarations and testimony/as the Court deems proper.

3 DATED February 6, 2012

4 LAW OFFICES OF
5 ERIC SLOCUM SPARKS, P.C.

6
7 /s/ Sparks #11726
Eric Slocum Sparks
Attorney for Debtors

8 COPIES of the foregoing
9 mailed/faxed/delivered
10 February 6, 2012 to:

11 UNITED STATES TRUSTEE
12 230 N. First Ave. #204
Phoenix, Arizona 85003

13 Robert J. Camp, Jr., Esq.
14 PITE DUNCAN, LLP
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Attorney/s for GMAC Mortgage, LLC

15 David Applegate, President & CEO
16 GMAC Mortgage Corporate Headquarters
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17 Fort Washington, PA 19034

18 Sanjiv Das, President & CEO
19 CitiMortgage, Inc.
100 Technology Drive MS 314
O'Fallon, MO 63368

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22 /s/ L. Anderson
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EXHIBIT A

PROPERTY VALUATION ANALYSIS: Bissell, Brian & Tracy 4:12-bk-00034-EWH

Property Address	Mortgage Holder	Debtors' Opinion of Value	Creditor's Estimate of Debt
2330 N. Tanque Verde Place Tucson, AZ 85749	i. CitiMortgage, Inc. ii. GMAC Mortgage	\$250,000.00	\$463,900.00 \$139,000.00